

45-08-27-202-003.000-004

General Information

Parcel Number
45-08-27-202-003.000-004
Local Parcel Number
001-25-43-0353-0008
Tax ID:

Tax ID:

Routing Number

43-353 28

Property Class 510

1 Family Dwell - Platted Lot

Year: 2019

Location Information

County
Lake

Township
CALUMET TOWNSHIP

District 004 (Local 004)

Gary Corp - Calumet Twp - Gary Sc

School Corp 4690

GARY COMMUNITY

Neighborhood 2561-004

Neighborhood- 2561

Section/Plat

Location Address (1)

807 E RIDGE RD

GARY, IN 46409

Zoning

Subdivision

Lot

Market Model

2561-004 - Residential

Characteristics

Topography High ☐

Public Utilities All ☐

Streets or Roads Paved, Sidewalk ☐

Neighborhood Life Cycle Stage Other ☐

Printed Wednesday, March 4, 2020

Review Group 2018

Data Source N/A

Collector 12/09/2002

CLT 124

Appraiser 02/05/2008

1NEXUS

Laudig, Matthew

Ownership

Laudig, Matthew
PO Box 142
Schneider, IN 46376

Date

12/18/2013

Owner

Laudig, Matthew

Karagias, Andrew & C

MITROVICH, ZAKARI

Legal
Great Gary Realty Co's 1st Sub. BL.9 lots 7.8 &
E.10.15ft of lot 9

Valuation Records (Work in Progress. Values are not certified values and are subject to change)

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Land

Land Res (1)

Land Non Res (2)

Land Non Res (3)

Improvement

Imp Res (1)

Imp Non Res (2)

Imp Non Res (3)

Total

Total Res (1)

Total Non Res (2)

Total Non Res (3)

Land Data (Standard Depth: Res 132', CI 132'

Base Lot: Res 0' X 0' CI 0' X 0'

Land Pricing Soil

Type Method ID

F F

Act Front.

60

Size Factor

60x125 0.98

Rate

\$123

Adj. Rate

\$121

Ext. Value

\$7,260

Infl. %

0%

Res Market

Elig % Factor

100% 0.9300

Value

\$6,750

807 E RIDGE RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Doc ID

17034

Code

QC

Book/Page

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Adj Sale Price

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Sale Price

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V/I

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Neighborhood- 2561

Notes

Land Computations

Calculated Acreage

Actual Frontage

Developer Discount

Parcel Acreage

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homesite

91/92 Acres

Total Acres Farmland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value of Farmland

Classified Total

Farm / Classified Value

Homesite(s) Value

91/92 Value

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

Total Value

\$6,800

\$0

\$0

\$6,800



Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
50%	\$64,120	0%	100%	1,000	0.9300	\$59,600

Eff	Eff Co	Base	Adj	Size	RCN
Year	Age	Rate	Rate		
928	91 F		1.04	2,238 sqft	\$128,240

Total all pages	\$59,600	Total this page	\$59,600
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